

PETITION

TO THE HONORABLE CITY COUNCIL OF THE CITY OF MERIDEN:

I. The undersigned respectfully petitions the City Council of the City of Meriden, acting in its capacity as the Zoning Authority, to amend the Zoning Ordinance by modifying the zoning map classification of certain parcels along the street addresses listed on Schedule A attached hereto from C-1 "Central Commercial District" or C-1A "Central Commercial Annex District" or CCDD "Central Commercial Design District" or M-3 "Industrial District" or R-4 "Multiple Family Professional District" or R-3 "Multiple Family Residential District" or R-2 "Two or Three Family Residential District" to "Transit Oriented Development ("TOD") District." The area proposed for amendment includes to the centerline of all rights of way abutting the listed parcels.

II. The "Transit Oriented Development ("TOD") District" is further classified into the following sub-districts:

- Historic-Commercial Sub-District
- Park Sub-District
- Hanover Sub-District
- Civic Sub-District
- Gateway Sub-District

III. The areas specifically proposed for amendment are further shown on the map entitled "City of Meriden, CT Proposed TOD Zone Change (Transit Oriented Development District)" which is attached hereto as Schedule B and made part of hereof.

IV. The reasons for requesting the above change are as follows:

1. The proposed change will further (and is in compliance with) the goals of the 2009 Plan of Conservation and Development (POCD) adopted by the City Council and the Planning Commission in March, 2009, as amended through November, 2011. The general area included in the proposal is designated on the POCD Future Land Use Plan map as "Downtown Development District" in the POCD.
2. The POCD has specific goals that are applicable to the TOD District, including, inter alia, providing a variety of housing types and densities, encouraging reinvestment in residential properties, especially in Meriden's core neighborhoods, strengthening and enhancing the commercial corridors in Meriden to create densities of economic

development in established corridors, and developing the Downtown area as the location for new employment, high-density housing and other transit oriented development.

3. As follow-up to the POCD, the City developed a Transit Oriented Development District Master Plan dated April 2012. The TOD District Master Plan has the main stated purpose: "to be a collaborative community process that will include preliminary design concepts for the new Meriden Intermodal Center, ...a strategy for building long-term public private partnerships..., recommendations for improved traffic patterns and parking, and an exploration of the merits of various planning tools...and design guidelines...for defining the new identity of the City Center.
4. At various meetings during POCD and TOD District Master Plan public process, an overwhelming public response was received from the stakeholders in this area and significant public support was expressed for the rezoning of the Downtown District to a transit oriented development district.
5. The proposed zone change that has resulted from the POCD, TOD District Master Plan and the collaborative process with and support of City residents and stakeholders will be in the best interests of the City of Meriden, its residents and property owners and will fulfill the goals and objectives of the POCD and the TOD District Master Plan.

Dated at Meriden, Connecticut this _____ day of _____ 2013.

By _____
Brian P. Daniels, Councilperson, Chairman
EDHZ Committee

SCHEDULE A

Property Included in the Transit Oriented Development District

<u>StreetNumber</u>	<u>StreetName</u>	<u>Existing District</u>	<u>NewDistrict</u>
1	BARRISTERS CT	C-1	HISTORIC / COMMERCIAL
19	BARRISTERS CT	C-1	HISTORIC / COMMERCIAL
16	BENJAMIN ST	C-1	PARK
24	BENJAMIN ST	C-1	PARK
27	BENJAMIN ST	C-1	CIVIC
30	BENJAMIN ST	C-1	PARK
31	BENJAMIN ST	C-1	CIVIC
38	BENJAMIN ST	C-1	PARK
40	BENJAMIN ST	C-1	PARK
9	BUTLER ST	C-1	HISTORIC / COMMERCIAL
25	BUTLER ST	C-1	HANOVER
30	BUTLER ST	C-1	HANOVER
30	BUTLER ST	C-1	HISTORIC / COMMERCIAL
35	BUTLER ST	C-1	HANOVER
39	BUTLER ST	C-1	HANOVER
41	BUTLER ST	C-1	HANOVER
43	BUTLER ST	C-1	HANOVER
76	BUTLER ST	C-1	HANOVER
104	BUTLER ST	M-3	HANOVER
11	CAMP ST	M-3	HISTORIC / COMMERCIAL
19	CAMP ST	M-3	HISTORIC / COMMERCIAL
31	CAMP ST	M-3	HISTORIC / COMMERCIAL
21	CATLIN ST	R-4	CIVIC
25	CATLIN ST	R-4	CIVIC
33	CATLIN ST	R-4	CIVIC
34	CATLIN ST	C-1	PARK
40	CATLIN ST	C-1	PARK
71	CATLIN ST	C-1	PARK
62	CEDAR ST	R-4	PARK
99	CENTER ST	M-3	GATEWAY
104	CENTER ST	R-4	CIVIC
142	CENTER ST	C-1	CIVIC
144	CENTER ST	C-1	CIVIC
146	CENTER ST	C-1	CIVIC
190	CENTER ST	C-1	PARK
190	CENTER ST	C-1	CIVIC
210	CENTER ST	C-1	PARK
255	CENTER ST	C-1	GATEWAY
261	CENTER ST	C-1	GATEWAY
26	CHERRY ST	M-3	HANOVER
43	CHERRY ST	M-3	HANOVER
45	CHERRY ST	M-3	HANOVER
52	CHERRY ST	M-3	HANOVER
55	CHERRY ST	M-3	HANOVER
60	CHERRY ST	M-3	HANOVER
63	CHERRY ST	M-3	HANOVER
65	CHERRY ST	M-3	HANOVER
68	CHERRY ST	M-3	HANOVER
73	CHERRY ST	M-3	HANOVER

SCHEDULE A

Property Included in the Transit Oriented Development District

<u>StreetNumber</u>	<u>StreetName</u>	<u>Existing District</u>	<u>NewDistrict</u>
80	CHERRY ST	M-3	HANOVER
81	CHERRY ST	M-3	HANOVER
87	CHERRY ST	M-3	HANOVER
16	CHURCH ST	C-1	HISTORIC / COMMERCIAL
22	CHURCH ST	C-1	HISTORIC / COMMERCIAL
31	CHURCH ST	C-1	HISTORIC / COMMERCIAL
43	CHURCH ST	C-1	HISTORIC / COMMERCIAL
55	CHURCH ST	R-2	HISTORIC / COMMERCIAL
60	CHURCH ST	C-1	HISTORIC / COMMERCIAL
1	COLONY ST	C-1	HISTORIC / COMMERCIAL
5	COLONY ST	C-1	HISTORIC / COMMERCIAL
13	COLONY ST	C-1	HISTORIC / COMMERCIAL
9	COLONY ST	C-1	HISTORIC / COMMERCIAL
19	COLONY ST	C-1	HISTORIC / COMMERCIAL
21	COLONY ST	C-1	HISTORIC / COMMERCIAL
24	COLONY ST	C-1	HISTORIC / COMMERCIAL
25	COLONY ST	C-1	HISTORIC / COMMERCIAL
33	COLONY ST	C-1	HISTORIC / COMMERCIAL
38	COLONY ST	C-1	HISTORIC / COMMERCIAL
39	COLONY ST	C-1	HISTORIC / COMMERCIAL
51	COLONY ST	C-1	HISTORIC / COMMERCIAL
53	COLONY ST	C-1	HISTORIC / COMMERCIAL
55	COLONY ST	C-1	HISTORIC / COMMERCIAL
61	COLONY ST	C-1	HISTORIC / COMMERCIAL
62	COLONY ST	C-1	HISTORIC / COMMERCIAL
89	COLONY ST	C-1	HISTORIC / COMMERCIAL
105	COLONY ST	C-1	HISTORIC / COMMERCIAL
110	COLONY ST	C-1	HISTORIC / COMMERCIAL
118	COLONY ST	C-1	HISTORIC / COMMERCIAL
119	COLONY ST	C-1	HISTORIC / COMMERCIAL
121	COLONY ST	C-1	HISTORIC / COMMERCIAL
127	COLONY ST	C-1	HISTORIC / COMMERCIAL
128	COLONY ST	C-1	HISTORIC / COMMERCIAL
137	COLONY ST	C-1	HISTORIC / COMMERCIAL
138	COLONY ST	C-1	HISTORIC / COMMERCIAL
145	COLONY ST	C-1	HISTORIC / COMMERCIAL
152	COLONY ST	C-1	HISTORIC / COMMERCIAL
160	COLONY ST	C-1	HISTORIC / COMMERCIAL
169	COLONY ST	C-1	HISTORIC / COMMERCIAL
170	COLONY ST	C-1	HISTORIC / COMMERCIAL
182	COLONY ST	C-1	HISTORIC / COMMERCIAL
183	COLONY ST	C-1	HISTORIC / COMMERCIAL
190	COLONY ST	C-1	HISTORIC / COMMERCIAL
201	COLONY ST	C-1	HISTORIC / COMMERCIAL
204	COLONY ST	C-1	HISTORIC / COMMERCIAL
212	COLONY ST	C-1	HISTORIC / COMMERCIAL
213	COLONY ST	C-1	HISTORIC / COMMERCIAL
220	COLONY ST	C-1	HISTORIC / COMMERCIAL
225	COLONY ST	C-1	HISTORIC / COMMERCIAL
243	COLONY ST	C-1	HISTORIC / COMMERCIAL

SCHEDULE A

Property Included in the Transit Oriented Development District

<u>StreetNumber</u>	<u>StreetName</u>	<u>Existing District</u>	<u>NewDistrict</u>
121	COLONY ST (REAR)	C-1	HISTORIC / COMMERCIAL
6	COLUMBIA ST	C-1	HISTORIC / COMMERCIAL
13	COOK AVE	C-1	HISTORIC / COMMERCIAL
20	COOK AVE	C-1	HISTORIC / COMMERCIAL
21	COOK AVE	C-1	HISTORIC / COMMERCIAL
32	COOK AVE	C-1	HANOVER
39	COOK AVE	C-1	HANOVER
41	COOK AVE	C-1	HANOVER
48	COOK AVE	C-1	HANOVER
72	COOK AVE	C-1	HANOVER
94	COOK AVE	C-1	HANOVER
116	COOK AVE	C-1	HANOVER
122	COOK AVE	R-2	HANOVER
130	COOK AVE	R-2	HANOVER
136	COOK AVE	R-2	HANOVER
140	COOK AVE	R-2	HANOVER
148	COOK AVE	R-2	HANOVER
156	COOK AVE	R-2	HANOVER
160	COOK AVE	R-2	HANOVER
75	COOK AVE	C-1	HANOVER
168	COOK AVE	R-2	HANOVER
29	COOPER ST	M-3	HANOVER
55	COOPER ST	M-3	HANOVER
77	COOPER ST	M-3	HANOVER
83	COOPER ST	R-3	HANOVER
85	COOPER ST	R-3	HANOVER
95	COOPER ST	R-3	HANOVER
5	CROSS ST	M-3	HISTORIC / COMMERCIAL
38	CROSS ST	M-3	HISTORIC / COMMERCIAL
11	CROWN ST	C-1	PARK
12	CROWN ST	C-1	PARK
32	CROWN ST	C-1	PARK
9	EAST MAIN ST	R-2	HISTORIC / COMMERCIAL
159	EAST MAIN ST	C-1	CIVIC
86	EAST MAIN ST	C-1	PARK
43	EAST MAIN ST	C-1	PARK
50	EAST MAIN ST	C-1	PARK
55	EAST MAIN ST	C-1	PARK
60	EAST MAIN ST	C-1	PARK
66	EAST MAIN ST	C-1	PARK
68	EAST MAIN ST	C-1	PARK
69	EAST MAIN ST	C-1	PARK
72	EAST MAIN ST	C-1	PARK
78	EAST MAIN ST	C-1	PARK
85	EAST MAIN ST	C-1	CIVIC
89	EAST MAIN ST	C-1	CIVIC
92	EAST MAIN ST	C-1	CIVIC
93	EAST MAIN ST	C-1	CIVIC
97	EAST MAIN ST	C-1	CIVIC
107	EAST MAIN ST	C-1	CIVIC

SCHEDULE A

Property Included in the Transit Oriented Development District

<u>StreetNumber</u>	<u>StreetName</u>	<u>Existing District</u>	<u>NewDistrict</u>
112	EAST MAIN ST	C-1	CIVIC
113	EAST MAIN ST	C-1	CIVIC
114	EAST MAIN ST	C-1	CIVIC
116	EAST MAIN ST	C-1	CIVIC
120	EAST MAIN ST	C-1	CIVIC
129	EAST MAIN ST	C-1	CIVIC
130	EAST MAIN ST	C-1	CIVIC
136	EAST MAIN ST	C-1	CIVIC
142	EAST MAIN ST	C-1	CIVIC
175	EAST MAIN ST	C-1	CIVIC
177	EAST MAIN ST	C-1	CIVIC
50	GROVE ST	C-1	HISTORIC / COMMERCIAL
97	GROVE ST	R-2	HISTORIC / COMMERCIAL
44	HANOVER ST	M-3	HANOVER
50	HANOVER ST	C-1	HANOVER
60	HANOVER ST	C-1	HANOVER
80	HANOVER ST	C-1	HANOVER
100	HANOVER ST	C-1	HANOVER
105	HANOVER ST	C-1	HANOVER
109	HANOVER ST	C-1	HANOVER
124	HANOVER ST	M-3	HANOVER
131	HANOVER ST	C-1	HANOVER
133	HANOVER ST	C-1	HANOVER
136	HANOVER ST	M-3	HANOVER
138	HANOVER ST	M-3	HANOVER
142	HANOVER ST	C-1	HANOVER
154	HANOVER ST	C-1	HANOVER
181	HANOVER ST	R-3	HANOVER
1	KING PL	R-3	HANOVER
22	LIBERTY ST	R-4	CIVIC
52	LIBERTY ST	R-4	CIVIC
54	LIBERTY ST	R-4	CIVIC
54	LIBERTY ST	R-4	CIVIC
68	LIBERTY ST	R-4	CIVIC
74	LIBERTY ST	R-4	CIVIC
82	LIBERTY ST	R-4	CIVIC
86	LIBERTY ST	R-4	CIVIC
90	LIBERTY ST	R-4	CIVIC
96	LIBERTY ST	R-4	CIVIC
100	LIBERTY ST	R-4	CIVIC
108	LIBERTY ST	R-4	CIVIC
114	LIBERTY ST	R-4	CIVIC
120	LIBERTY ST	R-4	CIVIC
15	LINCOLN ST	C-1	HISTORIC / COMMERCIAL
69	MILLER ST	C-1	PARK
75	MILLER ST	C-1	PARK
79	MILLER ST	C-1	PARK
83	MILLER ST	C-1	PARK
105	MILLER ST	C-1	CIVIC
116	MILLER ST	C-1	PARK

SCHEDULE A

Property Included in the Transit Oriented Development District

<u>StreetNumber</u>	<u>StreetName</u>	<u>Existing District</u>	<u>NewDistrict</u>
123	MILLER ST	R-4	CIVIC
124	MILLER ST	C-1	PARK
124	MILLER ST	C-1	CIVIC
133	MILLER ST	R-4	CIVIC
140	MILLER ST	C-1	CIVIC
142	MILLER ST	C-1	CIVIC
143	MILLER ST	R-4	CIVIC
144	MILLER ST	C-1	CIVIC
154	MILLER ST	C-1	CIVIC
158	MILLER ST	C-1	CIVIC
165	MILLER ST	C-1	CIVIC
170	MILLER ST	C-1	CIVIC
144	MILLS MEMORIAL	R-4	PARK
5	NORWOOD ST	R-4	CIVIC
9	NORWOOD ST	R-4	CIVIC
8	PLATT AVE	C-1	HISTORIC / COMMERCIAL
13	PLATT AVE	C-1	HISTORIC / COMMERCIAL
14	PLATT AVE	C-1	HISTORIC / COMMERCIAL
15	PLEASANT ST	C-1	CIVIC
17	PLEASANT ST	R-3	CIVIC
26	PLEASANT ST	C-1	CIVIC
139	PLEASANT ST	C-1	CIVIC
23	PRATT ST	C-1	PARK
29	PRATT ST	C-1	PARK
31	PRATT ST	C-1	PARK
35	PRATT ST	C-1	PARK
45	PRATT ST	C-1	PARK
51	PRATT ST	C-4	PARK
61	PRATT ST	C-1	PARK
73	PRATT ST	C-1	PARK
79	PRATT ST	C-1	PARK
135	PRATT ST	C-1	PARK
145	PRATT ST	C-1	PARK
160	PRATT ST	R-4	PARK
163	PRATT ST	C-1	PARK
171	PRATT ST	C-1	PARK
177	PRATT ST	C-1	PARK
180	PRATT ST	R-4	PARK
191	PRATT ST	C-1	PARK
197	PRATT ST	C-1	PARK
200	PRATT ST	C-1	PARK
232	PRATT ST	R-3	GATEWAY
234	PRATT ST	C-1	GATEWAY
238	PRATT ST	C-1	GATEWAY
246	PRATT ST	C-1	GATEWAY
250	PRATT ST	C-1	GATEWAY
256	PRATT ST	R-3	GATEWAY
264	PRATT ST	C-1	GATEWAY
289	PRATT ST	M-3	GATEWAY
290	PRATT ST	M-3	GATEWAY

SCHEDULE A

Property Included in the Transit Oriented Development District

<u>StreetNumber</u>	<u>StreetName</u>	<u>Existing District</u>	<u>NewDistrict</u>
384	PRATT ST	C-3	GATEWAY
33	SO COLONY ST	C-1	PARK
51	SO COLONY ST	C-1	PARK
53	SO COLONY ST	C-1	PARK
71	SO COLONY ST		PARK
8	SO GROVE ST	C-1	HANOVER
8	SO GROVE ST	C-1	HANOVER
10	STATE ST	C-1	HISTORIC / COMMERCIAL
60	STATE ST	C-1	PARK
77	STATE ST	C-1	PARK
88	STATE ST	C-1	PARK
98	STATE ST	M-3	PARK
134	STATE ST	C-1	PARK
136	STATE ST	C-1	PARK
161	STATE ST	R-4	PARK
158	STATE ST	M-3	PARK
198	STATE ST	M-3	PARK
4	STATE ST	M-3	PARK
164	STATE ST	M-3	PARK
177	STATE ST	M-3	PARK
9	TWISS ST	R-4	CIVIC
11	TWISS ST	R-4	CIVIC
14	TWISS ST	R-4	CIVIC
17	TWISS ST	R-4	CIVIC
18	TWISS ST	R-4	CIVIC
22	TWISS ST	R-4	CIVIC
25	TWISS ST	R-4	CIVIC
27	TWISS ST	R-4	CIVIC
28	TWISS ST	R-4	CIVIC
31	TWISS ST	R-4	CIVIC
36	TWISS ST	R-4	CIVIC
56	TWISS ST	C-1	CIVIC
59	TWISS ST	C-1	CIVIC
62	TWISS ST	C-1	CIVIC
62	TWISS ST	C-1	PARK
65	TWISS ST	C-1	CIVIC
73	TWISS ST	C-1	CIVIC
74	TWISS ST	C-1	CIVIC
72	TWISS ST	C-1	CIVIC
76	TWISS ST	C-1	CIVIC
77	TWISS ST	C-1	CIVIC
81	TWISS ST	C-1	CIVIC
84	TWISS ST	C-1	CIVIC
85	TWISS ST	C-1	CIVIC
88	TWISS ST	C-1	CIVIC
89	TWISS ST	C-1	CIVIC
92	TWISS ST	C-1	CIVIC
95	TWISS ST	C-1	CIVIC
96	TWISS ST	C-1	CIVIC
97	TWISS ST	C-1	CIVIC

SCHEDULE A

Property Included in the Transit Oriented Development District

<u>StreetNumber</u>	<u>StreetName</u>	<u>Existing District</u>	<u>NewDistrict</u>
100	TWISS ST	C-1	PARK
101	TWISS ST	C-1	PARK
102	TWISS ST	C-1	PARK
105	TWISS ST	C-1	PARK
103	TWISS ST	C-1	PARK
25	TWISS ST 1/2	R-4	CIVIC
25	TWISS ST 1/2 RR	R-4	CIVIC
101	VICTORIAN BUSINESS PARK	C-1	CIVIC
201	VICTORIAN BUSINESS PARK	C-1	CIVIC
31	WASHINGTON PL	R-2	HISTORIC / COMMERCIAL
26	WASHINGTON ST	C-1	HISTORIC / COMMERCIAL
16	WASHINGTON ST	C-1	HISTORIC / COMMERCIAL
1	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
14	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
22	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
28	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
29	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
31	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
32	WEST MAIN ST	C-1	HANOVER
32	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
41	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
43	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
50	WEST MAIN ST	C-1	HANOVER
50	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
53	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
54	WEST MAIN ST		HANOVER
54	WEST MAIN ST		HISTORIC / COMMERCIAL
57	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
67	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
75	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
81	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
81	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
82	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
86	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
87	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
88	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
91	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
98	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
101	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
103	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
105	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
107	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
110	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
113	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
119	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
122	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
127	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
132	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
140	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL

SCHEDULE A

Property Included in the Transit Oriented Development District

<u>StreetNumber</u>	<u>StreetName</u>	<u>Existing District</u>	<u>NewDistrict</u>
143	WEST MAIN ST	C-1	HISTORIC / COMMERCIAL
1011/2	WEST MAIN ST R	C-1	HISTORIC / COMMERCIAL
24	WILLOW ST	C-1	CIVIC
30	WILLOW ST	R-3	CIVIC
22	WOMENS WAY	M-3	HISTORIC / COMMERCIAL
24	WOMENS WAY	M-3	HISTORIC / COMMERCIAL
32	WOMENS WAY	M-3	HISTORIC / COMMERCIAL

SCHEDULE B